
Z-2489
TOWN OF DAYTON (RONALD MERKEL)
I3 TO GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Dayton and represented by Town Board member Ronald Merkel, is requesting the rezoning of 4,900 square feet from I3 to GB. This same land was rezoned in 2001 for a proposed communications tower that was never built. Now the Town would like to build an accessory storage building for some of the Town's maintenance equipment. The site is located on the south side of SR 38 just east of I-65, adjacent to the Town's existing maintenance building and office of the Town Marshall, Town of Dayton, Sheffield 8(NW) 22-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is a 4,900 sq. ft. area of I3 zoning surrounded by GB zoning. In 2001, the subject site was rezoned (Z-2017). Beyond this GB-zoned property is A zoning to the south, OR zoning to the southeast, HB zoning to the north and I3 zoning to the west across I-65.

AREA LAND USE PATTERNS:

The site in question is currently unimproved. Adjacent immediately to the east is the office of the Town Marshall and street department building. Farther east is a gas station/convenience store.

TRAFFIC AND TRANSPORTATION:

The site is served by an existing driveway to SR 38.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water utilities serve the site.

STAFF COMMENTS:

In 2001 the Town of Dayton successfully petitioned for I3 zoning adjacent to the Town Marshall's office. The rezone was necessary in order to accommodate a primary communications tower that was to be built by Crown Castle International, a tower builder for cellular carriers. The cell tower never materialized and the Town is left with a small 4,900 sq. ft. area of Industrial zoning in the middle of their property.

Now, Dayton is planning on constructing a storage building on this same land to house some of the Town's maintenance equipment adjacent to the Town Marshall's office.

The location of this proposed building is necessary in order to utilize the existing driveway.

Staff supports removing this anomalous Industrial zoning from an area dominated by commercial zoning geared toward the traveling public. Rezoning this land back to General Business provides a homogenous zoning pattern for this area of Dayton and allows for the Town to better utilize their land.

STAFF RECOMMENDATION:

Approval